

CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- September 20, 2019
121 N. LaSalle Street- City Council Chambers - 2nd Flr.

Approval of the minutes from the August 16, 2019 regular meeting of the Board.

Approval of the agenda for the September 20, 2019 regular meeting of the Board.

9:00 A.M.

Request for special use extension

382-18-S	ZONING DISTRICT: B3-1	WARD: 31
APPLICANT:	Canine Therapy Corps	
OWNER:	The El Marro Land Trust	
PREMISES AFFECTED:	3918 W. Fullerton Avenue	
SUBJECT:	Application for a special use to establish a shelter and boarding kennel (animal training).	

- Approved

Regular Call

460-19-S	ZONING DISTRICT: RM-6.5	WARD: 2
APPLICANT:	One Parking 707 Inc.	
OWNER:	1415 Condominium Association	
PREMISES AFFECTED:	1415 N. Dearborn Street	
SUBJECT:	Application for a special use to establish non-accessory parking in an existing twenty-seven story building by using eleven of the forty-five required parking spaces.	

- Approved

461-19-S	ZONING DISTRICT: B3-1	WARD: 18
APPLICANT:	John McGowan d/b/a/ Serenity Nails, LLC	
OWNER:	Amin Ijbara	
PREMISES AFFECTED:	8237 S. Kedzie Avenue	
SUBJECT:	Application for a special use to establish a nail salon.	

- Approved

462-19-S	ZONING DISTRICT: B3-2	WARD: 1
APPLICANT:	Johnson Duong	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3107 W. Armitage Avenue	
SUBJECT:	Application for a special use to establish a nail salon.	

- Approved

463-19-Z **ZONING DISTRICT: B2-3** **WARD: 44**
APPLICANT: Clark Apartments, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3839 N. Clark Street
SUBJECT: Application for a variation to reduce the front setback from the required 7.5' to zero, rear setback from 30' to 19', north setback from 5' to zero (south to be zero), for a proposed five-story, nine dwelling unit building.

- Approved

464-19-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: Giel and Regina Stein
OWNER: Same as applicant
PREMISES AFFECTED: 2513 N. Burling Street
SUBJECT: Application for a variation to reduce the north setback from the required 2' to 8'* (south to be 3'), combined side setback from 5' to 3' for a proposed three-story, single family residence.

- Approved

465-19-Z **ZONING DISTRICT: C1-3** **WARD: 32**
APPLICANT: Gino Battaglia
OWNER: Same as applicant
PREMISES AFFECTED: 1740 N. Milwaukee Avenue
SUBJECT: Application for a variation to reduce the required total off-street parking spaces from the required one to zero for a proposed artist live/ work space on the third floor of an existing three-story, mixed use building.

- Continued to October 18, 2019 at 2:00 p.m.

466-19-Z **ZONING DISTRICT: RM-5.5** **WARD: 48**
APPLICANT: Edgewater Acquisitions, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 5946-62 N. Sheridan Road
SUBJECT: Application for a variation to increase the height from the maximum 60' to 65.92' for a proposed six-story, fifty-nine dwelling unit building with ground floor parking.

- Approved

467-19-S **ZONING DISTRICT: C1-2** **WARD: 27**
APPLICANT: The Salvation Army, an Illinois Corporation
OWNER: Same as applicant
PREMISES AFFECTED: 2511-33 W. Madison Street
SUBJECT: Application for a special use to expand an existing special use to allow the expansion of an existing off-site accessory parking lot which serves the existing community center located at 20 S. Campbell Avenue.

- Approved

*Amended at hearing

468-19-S	ZONING DISTRICT: B3-3	WARD: 26
APPLICANT:	OG Management, Inc.	
OWNER:	Volo Holdings, LLC 2346 Grand Series	
PREMISES AFFECTED:	2346 W. Grand Avenue	
SUBJECT:	Application for a special use to establish residential use below the second floor for a proposed four-story, six dwelling unit building which shall be a transit served location.	
• Approved		
469-19-S	ZONING DISTRICT: B3-3	WARD: 26
APPLICANT:	OG Management, Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2346 W. Grand Avenue	
SUBJECT:	Application for a special use to reduce the required off-street parking from six parking spaces to two parking spaces for a proposed four-story, six dwelling unit building which shall be a transit served location.	
• Approved		
470-19-Z	ZONING DISTRICT: B3-3	WARD: 26
APPLICANT:	OG Management	
OWNER:	Volo Holdings, LLC 2346 Grand Series	
PREMISES AFFECTED:	2346 W. Grand Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 30' to 26.33 feet for a proposed four-story, six dwelling unit building which shall be a transit served location.	
• Approved		
471-19-Z	ZONING DISTRICT: B3-3	WARD: 26
APPLICANT:	OG Management, Inc.	
OWNER:	Volo Holdings, LLC 2346 Grand Series	
PREMISES AFFECTED:	2346 W. Grand Avenue	
SUBJECT:	Application for a variation to reduce the required minimum lot area from 2,400 square feet to 2,350 square feet for a proposed four-story, six dwelling unit building which shall be a transit served location.	
• Approved		
472-19-S	ZONING DISTRICT: RS-3	WARD: 49
APPLICANT:	Discovery Practice Management Inc. d/b/a/ Center for Discovery	
OWNER:	Chicago Title and Land Trust # 8002370845	
PREMISES AFFECTED:	7450 N. Sheridan Road	
SUBJECT:	Application for a special use to establish a Group Community Home in an existing three-story, single family residence.	
• Approved		

473-19-Z	ZONING DISTRICT: C1-3	WARD: 30
APPLICANT:	Edwin E. Muniz d/b/a/ Fast Entertainment Inc.	
OWNER:	Edwin E. Muniz	
PREMISES AFFECTED:	3208 N. Kostner Avenue	
SUBJECT:	Application for a variation to establish a public place of amusement license to provide live entertainment, music, DJ and cover charge for an existing tavern which is located within 125' of a residential district.	
<ul style="list-style-type: none"> • Approved 		
474-19-Z	ZONING DISTRICT: RS-3	WARD: 23
APPLICANT:	Oscar Alanis	
OWNER:	Same as applicant	
PREMISES AFFECTED:	5318 S. Lockwood Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 18.54' to 13.21' for a proposed second floor addition to the existing one-story, single family residence.	
<ul style="list-style-type: none"> • Approved 		
475-19-Z	ZONING DISTRICT: B3-3	WARD: 1
APPLICANT:	SustaniaBuild, LLC- 2421 Fullerton Series	
OWNER:	Mary Jo Carpenter	
PREMISES AFFECTED:	2423 W. Fullerton Avenue	
SUBJECT:	Application for a variation to reduce the front setback from 3' to zero, east setback from 4' to 3', rear setback from 30' to 16' for a proposed four-story retail and twenty-one dwelling unit building with twenty-one, on-site parking spaces.	
<ul style="list-style-type: none"> • Approved 		
476-19-Z	ZONING DISTRICT: RT-4	WARD: 1
APPLICANT:	2719-23 W Haddon, Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2719 W. Haddon Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 36.13' to 2', east and west setback each from 2' to zero, combined side setback from 5' to zero for a proposed connection to the new garage roof deck from the existing three-story, three dwelling unit building.	
<ul style="list-style-type: none"> • Approved 		
477-19-Z	ZONING DISTRICT: RT-4	WARD: 1
APPLICANT:	2719-23 W Haddon Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2721 W. Haddon Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 36.12' to 22' for a proposed connection to the new roof deck from the existing six dwelling unit building.	
<ul style="list-style-type: none"> • Approved 		

478-19-Z **ZONING DISTRICT: RS-3** **WARD: 27**
APPLICANT: Albert V. Trigo
OWNER: Same as applicant
PREMISES AFFECTED: 1015 N. Drake Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 37.54' to zero, north side setback from 2.4' to zero (south shall be zero), combined side setback from 6' to zero to allow a rear fence with rolling gate at 11.2' in height to serve the existing two-story residential building.

- Continued to December 20, 2019 at 2:00 p.m.

479-19-S **ZONING DISTRICT: B3-2** **WARD: 28**
APPLICANT: Primo Center for Women and Children
OWNER: 4952 Madison, LLC
PREMISES AFFECTED: 4952-58 W. Madison Street / 1-17 N. Lavergne Avenue
SUBJECT: Application for a special use to establish a transitional residence in an existing three-story, mixed use building with ground floor retail and residential use and residential units above.

- Approved

480-19-Z **ZONING DISTRICT: RS-2** **WARD: 41**
APPLICANT: Mateusz Jasinski
OWNER: Same as applicant
PREMISES AFFECTED: 6167 N. Overhill Avenue
SUBJECT: Application for a variation to reduce rear setback from the required 8.17' to 3.08' for a proposed one-story addition to the side of an existing one-story, single family residence.

- Continued to October 18, 2019 at 2:00 p.m.

481-19-Z **ZONING DISTRICT: RT-4** **WARD: 6**
APPLICANT: Nashone Greer d/b/a/ Little Angels Family Daycare II, Inc.
OWNER: Nashone Greer
PREMISES AFFECTED: 6706 S. Emerald Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 43.5' to 22' for a proposed two-story day care with an attached one-car garage and two unenclosed parking stalls.

- Approved

482-19-S **ZONING DISTRICT: RT-4** **WARD: 6**
APPLICANT: Nashone Greer d/b/a/ Little Angels Family Daycare II, Inc.
OWNER: Alpha Temple Baptist Church
PREMISES AFFECTED: 6700-06 S. Union Avenue
SUBJECT: Application for a special use to establish an accessory off-site parking lot to accommodate the required seven parking stalls to serve a proposed day care center at 6706 S. Emerald Avenue.

- Approved

483-19-Z	ZONING DISTRICT: RT-4	WARD: 6
APPLICANT:	Nashone Greer d/b/a/ Little Angels Family Day Care II, Inc.	
OWNER:	Alpha Temple Baptist Church	
PREMISES AFFECTED:	6700-06 S. Union Avenue	
SUBJECT:	Application for a variation to establish shared parking for non-residential uses with different peak hours of operation, to serve the proposed day care at 6706 S. Emerald Avenue and a religious assembly at 6701 S. Emerald Avenue.	
<ul style="list-style-type: none"> • Approved 		
484-19-S	ZONING DISTRICT: B3-2	WARD: 28
APPLICANT:	Reborn Ministries / Reborn Community Church	
OWNER:	Same as applicant	
PREMISES AFFECTED:	4000 W. Wilcox Street	
SUBJECT:	Application for a special use to establish a religious assembly in an existing two-story building.	
<ul style="list-style-type: none"> • Approved 		
485-19-Z	ZONING DISTRICT: B3-2	WARD: 28
APPLICANT:	Reborn Ministries / Reborn Community Church	
OWNER:	Same as applicant	
PREMISES AFFECTED:	4000 W. Wilcox Street	
SUBJECT:	Application for a variation to reduce the front setback from the required 6.92' to zero for a proposed one story addition and a rear two story addition to a religious assembly in an existing two-story building.	
<ul style="list-style-type: none"> • Approved 		
486-19-S	ZONING DISTRICT: RM-5	WARD: 28
APPLICANT:	Reborn Ministries / Reborn Community Church	
OWNER:	City of Chicago Fleet & Facility Management	
PREMISES AFFECTED:	3928-34 W. Wilcox Street	
SUBJECT:	Application for a special use to establish eighteen required off-site parking spaces to serve a proposed religious assembly at 4000 W. Wilcox.	
<ul style="list-style-type: none"> • Approved 		
487-19-Z	ZONING DISTRICT: RM-5	WARD: 28
APPLICANT:	Reborn Ministries / Reborn Community Church	
OWNER:	City of Chicago Fleet & Facility Management	
PREMISES AFFECTED:	3928-34 W. Wilcox	
SUBJECT:	Application for a variation to establish shared parking for two non-residential uses with different peak hours. The existing parking lot serves an existing library and a proposed religious assembly located at 4000 W. Wilcox Street.	
<ul style="list-style-type: none"> • Approved 		

488-19-S **ZONING DISTRICT: B3-2** **WARD: 47**
APPLICANT: GW Lawrence Ashland, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1532 W. Lawrence Avenue
SUBJECT: Application for a special use to establish a gas station with a one-story retail building.

- Approved

489-19-Z **ZONING DISTRICT: B3-2** **WARD: 47**
APPLICANT: GW Lawrence Ashland, LLC
OWNER: Same as above
PREMISES AFFECTED: 1532 W. Lawrence Avenue
SUBJECT: Application for a variation to reduce the minimum lot area from the required 20,000 square feet to 15,385.5 square feet for a proposed gas station with a one-story retail building.

- Approved

490-19-Z **ZONING DISTRICT: B2-2** **WARD: 44**
APPLICANT: Barrett Home, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1142 W. Diversey Parkway
SUBJECT: Application for a variation to reduce the minimum lot area from the required 3,000 square feet to 2,980.44 square feet for a proposed four-story, three dwelling unit building.

- Approved

491-19-Z **ZONING DISTRICT: RM-4.5** **WARD: 28**
APPLICANT: 708 S. Campbell, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 710 S. Campbell Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 12' to 2.33' for a proposed two-story, six dwelling unit building.

- Approved

492-19-Z **ZONING DISTRICT: RM-4.5** **WARD: 28**
APPLICANT: 708 S. Campbell, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 710 S. Campbell Avenue
SUBJECT: Application for a variation to eliminate the required 348.59 square feet of rear yard open space for a proposed two-story, six dwelling unit building.

- Approved

493-19-S **ZONING DISTRICT: B1-3** **WARD: 49**
APPLICANT: Holy Trinity Eritrean Orthodox Tewahedo Church in Chicago
OWNER: Same as applicant
PREMISES AFFECTED: 7310 N. Rogers Avenue
SUBJECT: Application for a special use to establish a religious assembly
within a one-story building with fifteen on-site parking spaces.

- Approved

494-19-S **ZONING DISTRICT: B3-1** **WARD: 17**
APPLICANT: Deliverance Prayer Center
OWNER: Same as applicant
PREMISES AFFECTED: 7223 S. Ashland Avenue
SUBJECT: Application for a special use to establish a religious assembly in an existing two-story building with on-site parking.

- **Approved**

495-19-S **ZONING DISTRICT: B3-3** **WARD: 27**
APPLICANT: Mariama Ngamlianji
OWNER: Monroe-Western Condo Association
PREMISES AFFECTED: 117 S. Western Avenue
SUBJECT: Application for a special use to establish a hair braiding salon.
• Approved

- Approved

- Approved

497-19-Z **ZONING DISTRICT: RS-3** **WARD: 47**
APPLICANT: North Park Elementary School
OWNER: Same as applicant
PREMISES AFFECTED: 2017-21 W. Montrose Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 37.55' to 18', west side setback from 12.08' to zero (east to be zero) for the expansion of an existing school use in an existing two-story building, a new rear 10' high fence and new unenclosed parking.

- Approved

498-19-S **ZONING DISTRICT: M1-2** **WARD: 27**
APPLICANT: Covenant House Illinois
OWNER: DJC Communications, Inc.
PREMISES AFFECTED: 2934 W. Lake Street
SUBJECT: Application for a special use to establish a transitional residence with beds on the second and third floor of an existing one and three story building.

- Approved

499-19-S **ZONING DISTRICT: B1-2** **WARD: 26**
APPLICANT: 1205 N Spaulding, LLC
OWNER: Robert E. Brickmeyer
PREMISES AFFECTED: 3256-58 W. Division / 1205 N. Spaulding Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed three-story, six dwelling unit building with detached six car garage.

- Approved

500-19-Z **ZONING DISTRICT: B1-2** **WARD: 26**
APPLICANT: 1205 N Spaulding, LLC
OWNER: Robert E. Birkmeyer
PREMISES AFFECTED: 3256-58 W. Division Street/ 1205 N. Spaulding Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed three-story, six dwelling unit building with detached six car garage.

- Withdrawn

501-19-Z **ZONING DISTRICT: RM-5** **WARD: 4**
APPLICANT: Jaroslaw Madry
OWNER: Same as applicant
PREMISES AFFECTED: 4830-32 S. St. Lawrence
SUBJECT: Application for a variation to reduce the north setback from 2.02' to zero, south setback from 2.02' to 0.05', combined side setback from 5.05' to 0.05' to subdivide an existing zoning lot into two zoning lots. The existing three-story, three dwelling unit building at 4830 S. St. Lawrence shall remain. A new three-story, three dwelling unit building is proposed for 4832 S. St. Lawrence Avenue.

- Approved

502-19-Z **ZONING DISTRICT: RS-2** **WARD: 41**
APPLICANT: Anthony & Maureen Chiavola
OWNER: Same as applicant
PREMISES AFFECTED: 6631 W. Albion Avenue
SUBJECT: Application for a variation to reduce the west setback from the required 4' to 1.6', east setback from 4' to 1.3', combined side setback from 9' to 2.9' for a proposed two-story, single family residence with front covered porch and rear wood deck.

- Approved

2:00 P.M.

503-19-S **ZONING DISTRICT: DX-5** **WARD: 3**
APPLICANT: South Loop Skilled Nursing Facility d/b/a/ Warren Barr South
Loop
OWNER: FNR Chicago SL, LLC
PREMISES AFFECTED: 46-60 E. 18th Street / 1725 S. Wabash Avenue
SUBJECT: Application for a special use to amend an existing special use to
eliminate the condition requiring off-street parking for fifty-eight
automobiles to serve the existing five-story, one-hundred ninety-
seven bed skilled nursing facility.

- **Approved**

504-19-S **ZONING DISTRICT: B3-3** **WARD: 46**
APPLICANT: Xuyen Truong as president of 888 Salons Limited
PREMISES AFFECTED: 952 W. Montrose Avenue
OWNER: Jake Siegel (Beneficiary of Trust 93-2076)
SUBJECT: Application for a special use to establish a hair salon.

- Approved

CONTINUANCES

251-19-S **ZONING DISTRICT: DX-7** **WARD: 42**
APPLICANT: Kadampa Meditation Center New York
OWNER: Same as applicant
PREMISES AFFECTED: 375 W. Erie Street, Unit C-101
SUBJECT: Application for a special use to establish a religious assembly facility.

- **Dismissed for Want of Prosecution**

- Approved

290-19-Z **ZONING DISTRICT: B3-2** **WARD: 30**
APPLICANT: Constantina Koudounis Trust
OWNER: Same as applicant
PREMISES AFFECTED: 2992 N. Milwaukee Avenue
SUBJECT: Application for a variation to reduce the minimum lot area from the required 13,000 square feet to 11,896 square feet for a proposed four-story, retail and thirteen dwelling unit building.

- Approved

327-19-Z **ZONING DISTRICT: B2-3** **WARD: 1**
APPLICANT: Tim Pomaville
OWNER: Ambrosia Homes of Illinois, LLC Series 39
PREMISES AFFECTED: 2438 N. Western Avenue
SUBJECT: Application for a variation to reduce the rear setback from 30' to 2'
for a proposed detached garage with roof with an attached rear
open porch for access which will serve a proposed three-story,
three dwelling unit building.

- Continued to October 18, 2019 at 2:00 p.m.

- Continued to October 18, 2019 at 2:00 p.m.

383-19-Z **ZONING DISTRICT: B3-3** **WARD: 32**
APPLICANT: KPLN Holdings, LLC
OWNER: L W East Series, LLC and Southport Lincoln Property Series, LLC
PREMISES AFFECTED: 2933-37 N. Southport Avenue / 2956-58 N. Lincoln Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to zero for a proposed four-story, mixed use building with an attached twelve car garage.

- **Withdrawn**

- **Approved**

391-19-S **ZONING DISTRICT: C1-2** **WARD: 25**
APPLICANT: 1917 Jefferson Partners, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1917 S. Jefferson Street
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, four dwelling unit building.

- Approved

392-19-Z **ZONING DISTRICT: C1-2** **WARD: 25**
APPLICANT: 1917 Jefferson Partners, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1917 S. Jefferson Street
SUBJECT: Application for a variation to reduce the minimum lot area from the required 4,000 square feet to 3,882.5 square feet for a proposed four-story, four dwelling unit building.

- Approved

394-19-S **ZONING DISTRICT: B1-2** **WARD: 48**
APPLICANT: Board of Education of City of Chicago
OWNER: Shopping Center BF, LLC
PREMISES AFFECTED: 5300 N. Broadway
SUBJECT: Application for a special use to establish a public Pre-Kindergarten school.

- Approved

395-19-S **ZONING DISTRICT: RS-2** **WARD: 34**
APPLICANT: Shama Ministries
OWNER: Same as applicant
PREMISES AFFECTED: 11136 S. Eggleston Avenue
SUBJECT: Application for a special use to establish a group community home.

- Denied

402-19-Z **ZONING DISTRICT: DR-3** **WARD: 42**
APPLICANT: Joseph Peterchak
OWNER: Same as applicant
PREMISES AFFECTED: 77 E. Cedar Street
SUBJECT: Application for a variation to reduce the rear setback from the required 20.08' to zero for a proposed three-story rear addition with roof deck.

- Approved

407-19-Z **ZONING DISTRICT: RM-4.5** **WARD: 43**
APPLICANT: 1913 N. Halsted Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 1913 N. Halsted Street
SUBJECT: Application for a variation to reduce the rear setback from the required 39.3' to 32' for a proposed four-story, two dwelling unit building.

- Continued to October 18, 2019 at 2:00 p.m.

408-19-Z **ZONING DISTRICT: RM-4.5** **WARD: 43**
APPLICANT: 1913 N. Halsted, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 1913 N. Halsted Street
SUBJECT: Application for a variation to establish a new curb cut to serve a proposed four-story, two dwelling unit building.

- Continued to October 18, 2019 at 2:00 p.m.

410-19-S **ZONING DISTRICT: B1-2** **WARD: 40**
APPLICANT: Alan Coyle
OWNER: Same as applicant
PREMISES AFFECTED: 2755 W. Lawrence Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, six dwelling unit building with six car garage with roof deck accessed from the rear open porch.

- Approved

411-19-Z **ZONING DISTRICT: B1-2** **WARD: 40**
APPLICANT: Alan Coyle
OWNER: Same as applicant
PREMISES AFFECTED: 2755 W. Lawrence Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed four-story, six dwelling unit building with a six car garage with roof deck accessed from the rear open porch.

- Approved

413-19-S **ZONING DISTRICT: B3-2** **WARD: 49**
APPLICANT: JYM Investments, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2321 W. Howard Street
SUBJECT: Application for a special use to establish a one-lane drive through to serve a proposed one-story, restaurant.

- Continued to October 18, 2019 at 2:00 p.m.

415-19-S **ZONING DISTRICT: B3-1** **WARD: 35**
APPLICANT: 7-Eleven, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 4346 N. Kimball Avenue
SUBJECT: Application for a special use to establish a gas station.

- Continued to November 15, 2019 at 2:00 p.m.

416-19-Z **ZONING DISTRICT: RS-3** **WARD: 14**
APPLICANT: Sze Wing Li
OWNER: Ernesto Esparza
PREMISES AFFECTED: 4421 S. Drake Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 39.97' to 15.17', north side setback from 2' to 1.40', south side setback from 2' to 1.57', combined side setback from 5' to 2.97' to permit the subdivision of one zoning lot into two zoning lots. The existing single family residence shall remain at 4421 S. Drake Avenue.

- Approved

417-19-Z **ZONING DISTRICT: RS-3** **WARD: 14**
APPLICANT: Sze Wing Li
OWNER: Ernesto Esparza
PREMISES AFFECTED: 4421 S. Drake Avenue
SUBJECT: Application for a variation to reduce the off-street parking from one non-conforming parking space to zero to allow the subdivision of one improved zoning lot into two zoning lots. The existing single family residence shall remain at 4421 S. Drake Avenue.

- Approved

418-19-Z **ZONING DISTRICT: RS-3** **WARD: 14**
APPLICANT: Sze Wing Li
OWNER: Same as applicant
PREMISES AFFECTED: 4423 S. Drake Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 39.97' to 20' for a proposed two-story, single family residence.

- Approved

419-19-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: 1932 N. Fremont, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1932 N. Fremont Street
SUBJECT: Application for a variation to reduce the south side setback from the required 2' to 1' (north side to be 3'), combined side setback from 5' to 4' for a proposed three-story, single family residence.

- Continued to October 18, 2019 at 2:00 p.m.

420-19-S **ZONING DISTRICT: B3-2** **WARD: 44**
APPLICANT: Medmar Lakeview, LLC
OWNER: 3524 N. Clark, LLC
PREMISES AFFECTED: 3524 N. Clark Street
SUBJECT: Application for a special use to establish a medical cannabis dispensary.

- Approved with conditions

422-19-Z **ZONING DISTRICT: C1-1** **WARD: 12**
APPLICANT: United Developments and Investments II, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1551-59 W. 33rd Street
SUBJECT: Application for a variation to reduce the front setback from the required 7.63' to zero for a proposed one-story commercial building with five open parking stalls.

- **Approved**

- Dismissed for Want of Prosecution

448-19-S **ZONING DISTRICT: B3-5** **WARD: 48**
APPLICANT: MQS Group, LLC
OWNER: Edgewater Beach Apartment Corporation
PREMISES AFFECTED: 5557 N. Sheridan Road
SUBJECT: Application for a special use to establish a tavern.

- **Approved**

- **Approved**

- **Continued to October 18, 2019 at 2:00 p.m.**

458-19-Z **ZONING DISTRICT: PMD-4A** **WARD: 27**
APPLICANT: Moonlight Studios, Inc.
OWNER: DDP Enterprises, LLC
PREMISES AFFECTED: 1455 W. Hubbard Street
SUBJECT: Application for a variation to establish shared parking for seventeen parking spaces for non-residential use with different peak hours to accommodate the required parking for a proposed industrial private event space located at 1446 W. Kinzie Street.

- Continued to October 18, 2019 at 2:00 p.m.

Approval of the written resolution containing findings of fact consistent with the votes of the Board for Board Cal. No. 337-19-Z.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of August 16, 2019, except for Board Cal. Nos. 412-19-Z, 414-19-S, 421-19-Z, 433-19-S, 444-19-S and 356-19-Z.

Adjournment.